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CITY COUNCIL RESOLUTION NO. 84-54

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISTA, CALIFORNIA,
AMENDING THE GENERAL PLAN OF THE CITY OF VISTA BY AMENDING THE
CONSERVATION ELEMENT THEREOF

APPLICANT: City of Vista
PLANNING CASE NO: 82-042
ENVIRONMENTAL NO: E82-24

WHEREAS, the City Council of the City of Vista has adopted
the General Plan of the City of Vista, as amended; and

WHEREAS, on March 6, 1984, the Planning Commission of
the City of Vista adopted Planning Commission Resolution No.
84- 15 , recommending amendment of the Conservation Element of
said General Plan; and

WHEREAS, the project received a Negative Declaration, the
contents of which were read and considered prior to action on the
project and said Negative Declaration is hereby approved; and

WHEREAS, Section 65357 of the Government Code provides for
the amendment of the General Plan or any part of Element thereof
by resolution of the legislative body of the City; and;

WHEREAS, the City Council on March 26, 1984 , held a duly
noticed public hearing on the matter.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the
City of Vista as follows:

1. That the General Plan of the City of Vista is hereby amended
by amending the Conservation Element thereof by adding Agri-
cultural Preservation to the Element consisting of the text
identified as the "City of Vista General Plan - Conservation
Element," the original of which is on file in the office of
the Director of Planning of the City of Vista, and a copy of
which is attached hereto as Exhibit "A", and map as Exhibit
"F", by this reference incorporated herein as if set forth in
full.
2. That the City Clerk be directed to endorse and sign the said
referenced text and map identified in paragraph 1 of this

1 resolution upon adoption of this resolution by the City Coun-
2 cil as provided in Government Code, Section 65359, and trans-
3 mit a copy of this resolution to the Planning Commission and
4 the Director of Planning of the County of San Diego.

5 3. The General Plan previously approved by the City Council be
6 set aside and modified to the extent it is in conflict with
7 the text and map adopted by paragraph 1 hereof; and, except
8 as amended and modified by this resolution, the General Plan
9 of the City of Vista, as amended, shall remain in full force
10 and effect.

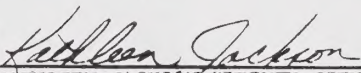
11 PASSED AND ADOPTED at a regular meeting held on the 26th
12 day of March, 1984, by the Vista City Council by the
13 following roll call vote, to wit:

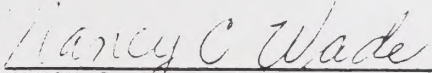
14 AYES: COUNCILMEMBERS: FLICK, McLELLAN, NEAL and WADE

15 NOES: COUNCILMEMBERS: von HADEN

16 ABSENT: COUNCILMEMBERS: NONE

17 ATTEST:

18
19
20 
KATHLEEN JACKSON, DEPUTY CITY CLERK

21 
NANCY C. WADE, MAYOR

RESOLUTION NO. 80-81

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISTA, CALIFORNIA
RECOMMENDING TO THE CITY COUNCIL AMENDMENT TO THE GENERAL PLAN OF THE
CITY OF VISTA BY AMENDING THE CONSERVATION ELEMENT THEREOF

PLANNING CASE NO: 80-5
ENVIRONMENTAL NO: 80-8

WHEREAS, the City Council of the City of Vista has adopted the General Plan of the City of Vista, as amended; and

WHEREAS, on May 20, 1980 the Planning Commission of the City of Vista held a Public Hearing where all public testimony was heard, and

WHEREAS, the content of a duly certified Environmental Impact Report was read and considered prior to acting on the amendment; and

WHEREAS, Section 65357 of the Government Code provides for the amendment of the General Plan or any part of Element thereof by resolution of the legislative body of the City.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Vista amends the General Plan of the City of Vista as follows:

1. That the General Plan of the City of Vista is hereby amended by amending the Conservation Element thereof by adding the Element consisting of the text identified as the "City of Vista General Plan-Conservation Element," the original of which is on file in the office of the Director of Planning of the City of Vista, and a copy of which is attached hereto as Exhibit A, and by this reference, incorporated herein as if set forth in full; and map, the original of which is on file in the office of the Director of Planning of the City of Vista, and a copy of which is attached hereto as Exhibit F, and by this reference incorporated herein as if set forth in full.

2. The overriding considerations in approving the amendment despite the environmental impacts are as follows:

A. The Element will have a long-term, beneficial impact on the environment.

3. That the City Clerk is directed to endorse and sign the said referenced text and map identified in paragraph 1 of this resolution to indicate the adoption of this resolution by the City Council as provided in Government

1 Code, Section 65359, and transmit a copy of this resolution to the Planning
2 Commission and the Director of Planning of the County of San Diego.

3 4. The General Plan previously approved by the City Council is set aside and
4 modified to the extent it is in conflict with the text and map adopted by
5 paragraph 1 hereof; and, except as amended and modified by this resolution,
6 the General Plan of the City of Vista, as amended, shall remain in full
7 force and effect.

8 5. Resolution No. 74-12 is hereby rescinded.

9 PASSED AND ADOPTED at a regular meeting of the City Council of the City of
10 Vista, held on the 1st day of July, 1980, by the following vote:

11 AYES: COMMISSIONERS: Knecht, Ramsing, and Jellig.

12 NOES: COMMISSIONERS: None.

13 ABSENT: COMMISSIONERS: Alcaraz and Schoeffel.
14

15 ATTEST:

16
17 William H. Litzell
18 Secretary, Planning Commission

Don Knecht
Chairman, Planning Commission

19
20 CONTENTS APPROVED:

21 William H. Litzell
22
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CONSERVATION ELEMENT

I. Preface

The Citizens Vista Tomorrow Plan is committed to the identification of the resources in the Vista Sphere of Influence and the establishment of programs that will promote the conservation, development and wise utilization of these resources.

A. Physical Resources:

The Conservation Element will identify the physical resources of the community that are of environmental concern. The future development of the community shall, insofar as possible, be in harmony with the existing environmental resources.

B. Community Image:

Perhaps one of the most significant resources of the community is its image. The community image was created by many factors; among them are:

1. A rich cultural history.
2. A unique natural setting.
3. The agricultural activities.

As a result, the City of Vista has a character of a semi-rural nature, low density residences, set in an agricultural background of orchards, quiet, and above all, different from other California communities.

C. Conservation Element Principles:

In order to develop programs to protect the quality of the environment, yet maximize the number of families that will enjoy this same environment, the following principles are established:

1. To preserve and, possibly in some instances, restore or improve the environmental factors that contribute to the desirability of Vista as a place to live.
2. To eliminate or reduce as much as possible the waste of resources, energy and pollution in the community.
3. To improve the quality, quantity, efficient use, and proper disposal

of water in the community.

4. To continue the viability of wildlife and native vegetation in all possible areas where they are not directly detrimental to general welfare of the community.

II. Environmental Resources

A. Forest and Wildlife

1. Forest areas, including chaparral, creek water courses and wildlife.

In the Vista community, the forest or grove areas, creek water courses, wet lands and wildlife habitats are found concurrently. Significant locations are:

- a. South fork of Gopher Canyon and the slope areas of the San Marcos Hills identified by the Biological Survey of the Vista Sphere of Influence.
 - b. Those portions of Buena Vista Creek east of the City and westerly of Melrose Drive.
 - c. Portions of the Agua Hedionda Creek Drainage Basin in the southern portion of the Sphere of Influence.
2. Endangered species threatened by uncautious development. Endangered species are identified in the community by:
 - a. A General Biological Survey that will serve as a community environmental document; and
 - b. Subsequent Environmental Impact Reports, with Biological Field Surveys.
 3. Policies and Programs.
 - a. The City, where possible, shall acquire these forested creek water courses as open space, these areas to remain natural, with possible selected uses such as hiking trails or picnic tables (on the fringes).
 - b. In the case that the City cannot stand the fiscal burden of acquisition, it shall encourage similar acquisition by the County, State or

Federal Government, or any Eleemosynary Conservation Agency dedicated to Vista's conservation objectives.

c. In the case that the land remains in private control, the City shall place the property in a restrictive zoning classification and permit developments of only very low density and only after very close scrutiny. Easements for scenic open space should also be a condition for project approval where possible.

d. All endangered flora and fauna shall be identified and protected.

B. Water and Hydraulic Force.

This section of the element has been coordinated with the Vista Irrigation District.

1. General

The City's water supply is supplied by the Vista Irrigation District. The present source of water is approximately one-half from the Colorado River. In approximately 1975, imported aqueduct water will be composed of a fifty-fifty blend of Colorado River water and Feather River water. This will reduce the salinity of the aqueduct water to approximately 500 parts per million, thereby assuring that future imported water will be suitable for all agricultural and urban uses.

Further urban growth, if agricultural demands remain the same, must be supported by imported water. By approximately 1976, both imported and local water supplies will receive coagulation, sedimentation, and filtration to provide a pure wholesome potable water supply. Continued urban growth, with the phasing out of agricultural use, could possibly require further treatment such as softening and recycling. There is also a possibility that desalinization of sea water may, in the future, be an asset to the area by introducing high quality water into the existing supply system. Vista, being located in hilly terrain, has runoff problems. With each subsequent urban development, this runoff problem will be increased. Urban development, meaning paved streets and driveways, and

building coverage coupled with a clay soil that already has a high runoff potential, could cause serious problems in the low areas where flood capacity is already stressed.

2. Policies

- a. The City of Vista shall adopt a policy of encouraging low density development and preservation of productive agricultural land on the hilltops and gentle slopes.
- b. Development on steep hill slopes with a high runoff potential shall be scrutinized by strict cut and fill ordinances, landscaping requirements, and minimized building coverage.

The City staff shall determine, through scientific study, and establish the holding capacity of land in high runoff areas, and adjust all applicable ordinances accordingly by slope analysis.

- c. Slopes over 25 per cent shall be kept free from all development, when possible, either by reservation through planned development or by acquisition through open space implementation policies.
- d. Temporary erosion control procedures shall be applied to all grading and construction projects prior to the establishment of permanent measures.
- e. The City of Vista, aided by a Vista Irrigation District analysis of water usage patterns, shall coordinate the physical growth of the City in a manner that would not place a stress on the quality or quantity of water available.

C. Soil Conservation

1. General

The runoff problems caused by the hydraulic force of water also contribute to soil erosion. Furthermore, agricultural land that is specifically suited for particular crops, in this case avocados, although plentiful in the

immediate area, is extremely limited in the world taken as a whole. The soil suitable for all crops should be identified and located for reference concerning future development. Agricultural land for avocados, citrus and truck crops such as strawberries and tomatoes, is an asset to the area. Care must be taken in operations that expose bare soil to erosion.

2. Policies

The City of Vista shall act to protect the continuance of agriculture in and around the City. This protection can be accomplished by:

- a. Influencing State legislation on taxation of agricultural land in urban areas in order to protect its continuance.
- b. Influencing utilities (except water) to rank low on their priorities the extension of their respective services into agricultural land.
- c. Coordinate extension of public facilities such as sewer, street patterns, fire protection, with the continuance and protection of agriculture as a prime consideration.
- d. Encourage the retention of the existing agricultural zoning which remains in the City, changes of zone to an agricultural classification for appropriate parcels.

D. Minerals, Resources, and Exploitation of Rock, Sand and Gravel:

1. General

Presently, the only known mineral resource in the Vista region is a tourmaline deposit located in the San Marcos Hills. There are potential rock, sand and gravel operations in the influence area of the City. These may be annexed in the future.

2. Policies

- a. The exploitation of mineral resources or rock, sand, and gravel shall be permitted by Special Use Permit only, with strict provisions that would prevent pollution or unsightly remaining land.

- b. An economic study shall identify a definite need for the materials being extracted.
- c. An Environmental Impact Report shall identify the consequences of the operation to the native ecology of the area.

E. Flood Control

1. General

Related closely to urban water runoff, hilly slopes, and soil runoff conditions is the flood control problem. Vista is the eastern terminus of the Buena Creek Flood Plain Project.

The traditional method of solving flood control problems in order to permit more intense urban development is to construct unsightly and expensive concrete flood control channels to facilitate the expeditious removal of excess surface water in the smallest possible channel necessary to accomplish the purpose. Channelization of the tributaries of Buena Vista Creek through the City of Vista is a distinct possibility, especially if the area continues to be developed with more intense urban uses.

This project may occur despite being in conflict with open space policy. A potential compromise is to box channel the creek bed, which would mean replacing the creek over a closed-in channel.

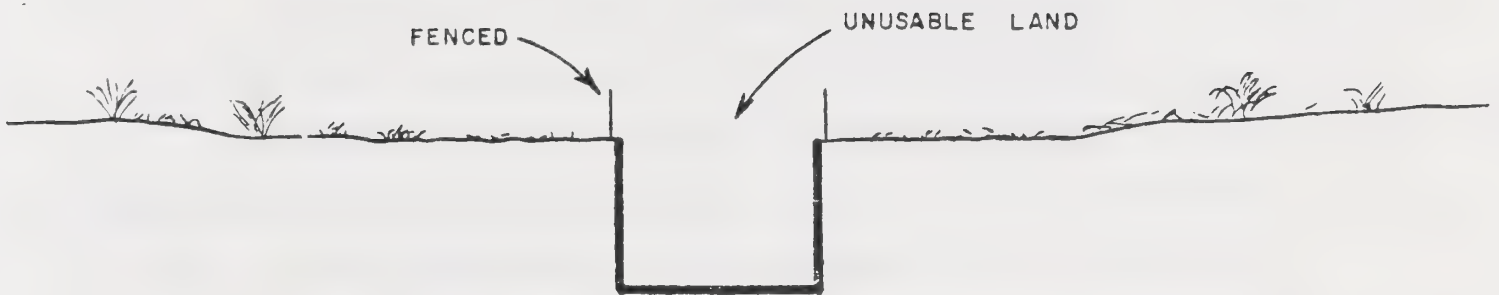
2. Policies

- a. To strictly limit and scrutinize the use of septic tanks in areas that cannot physically accommodate them.
- b. Without discouraging agricultural use in the community, promote the minimal use of pesticides. Use biodegradable types when use is necessary.
- c. Through educational programs, discourage the practice of littering. The City should provide ample disposal containers in strategic areas where people congregate. The City should invoke a heavy fine, strictly enforced for litterers.



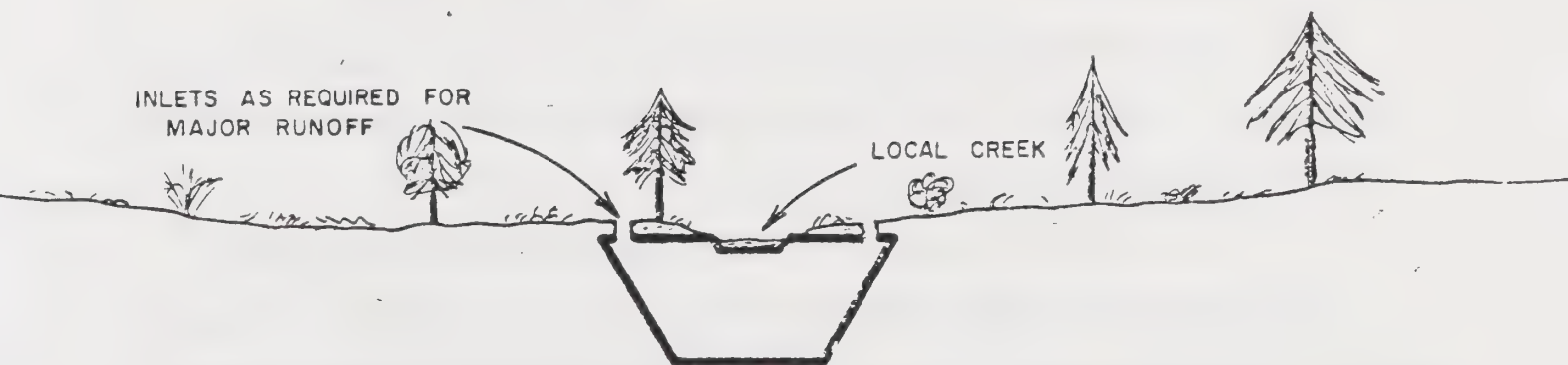
NATURAL CREEK

TO REMAIN WHEN POSSIBLE



NORMAL CHANNEL

TO BE DISCOURAGE



RECOMMENDED CHANNEL

TO BE USED WHEN CHANNELS
ARE NECESSARY

- d. Good sewage treatment facilities and water for irrigation of crops should be available throughout the community.

F. Solar Energy:

The City of Vista, being fortunate by having a mild climate, should maximize the use of solar energy as a means of energy conservation.

1. Active solar energy has proven to be effective for water heating. To promote active solar energy use the City should adopt policies to:
 - a. Permit and encourage the construction of solar heat collectors by:
 - (i) allowing them in open space areas, yard areas, or height projections without penalty,
 - (ii) respecting and requiring, where appropriate, solar access to existing and potential solar collector facilities.
2. Passive solar energy, can reduce heating and, through innovative screening, air conditioning energy expense. Passive solar energy entails using existing sunshine without collector panels. To maximize passive solar energy use, the City should:
 - a. Adopt landscaping policies encouraging deciduous trees on south sides of buildings.
 - b. Encourage the placement of windows with calculated eaves overhang to warm buildings through "greenhouse effect" in the winter while shading the area in the summer.
 - c. Protect solar access through subdivision and site plan review.
 - d. Adopt subdivision standards which provide for energy conservation (e.g.; lot orientation to more effectively utilize solar energy, limit screening effects of man-made slopes, etc.).
 - e. Encourage efficient use of insulation materials and environmental integrity of inhabitable structures, particularly single family homes.
 - f. Establish policies that will encourage the retrofitting of existing

structures with energy conservation devices.

G. Reclamation of Land and Waters:

1. It is suggested that the City of Vista study the possibility of creating small artificial lakes and that these water areas could be used for both recreational purposes and as a source of natural water to upgrade the domestic supply. It should be stressed, however, that the water used for recreational purposes would have to be completely treated and that those recreational purposes could not include body contact sports. These are requirements of the State Department of Public Health. About all the artificial lakes could be used for as a source of water supply would be for lawn irrigation around the individual lakes. In the analysis of the physical environment of Vista, areas of possible reclamation are to be studied. These areas would include, but not be limited to:

- a. Possible sites for artificial lakes.
- b. Percolation of water sites.
- c. Water distribution and disposal system analysis that might provide alternatives for water re-use; e.g., irrigation of agricultural land or landscaping.

H. Air Quality:

The increase in population, automobiles and paved developed areas coupled with a decrease in vacant undeveloped areas, results in an increase of noxious atmospheric emissions.

Many of the air pollution controls are under the aegis of other entities, i.e. the Environmental Protection Agency (EPA) and the County Air Pollution Control District (APCD).

Although there is significant transported air pollution from the Los Angeles air basin during Santa Ana wind conditions, there portends to be significant contribution from local sources caused by growth and changing land uses.

To minimize the impact of air quality reduction the City of Vista should:

- a. Encourage the location of clean industry as an employment base for local labor.
- b. Encourage the location of commercial development providing necessities or popular convenience items as close to residential customers as possible to reduce trip length.
- c. Encourage a variety of land uses within the community to provide, insofar as practical, community self sufficiency.
- d. Cooperate with appropriate agencies, such as EPA and APCD, to enforce and maintain suitable ambient air quality.
- e. Develop standards and/or encourage additional landscaping because plants neutralize and/or utilize certain elements of pollution and return oxygen to the atmosphere through transpiration.
- f. Promote the use of non-motorized transportation systems such as bicycle and pedestrian trails to provide alternatives to vehicular travel.

III. Obstacles to Implementation of Conservation Measures

- A. Citizen resistance to strong local government controls over development policy that has long been considered an individual right inherent in land ownership.
- B. The expense in staff time necessary to perform the necessary recommended studies.
- C. The limitation of staff expertise that would require expensive outside technical assistance.
- D. The historic development inertia that has established a development trend contrary to many suggested solutions.
- E. The practical difficulty of coordinating policies of several autonomous agencies towards a common consensus agreement.

- F. The difficulty for elected officials, who make decisions based on the will of the people they were elected to represent, to identify sufficient support for proposals that necessarily initiate diversity of public opinion.
- G. The time constraints involved in properly informing the citizens of the community, allowing ample time for debate, compromise, and reaching a consensus of opinion which does, and properly should, take a significant length of time, with the urgent need to enact policies to correct situations that have already gone too far and are quickly becoming worse.
- H. Possible decreased development would decrease short-term relief to a tax base which, by nature, is strained in small communities.

Strong citizen determination necessary to commit the community to conservation matters will be a continuing endeavor. ,

EXHIBIT "A"

Revised
October 21, 1983

AMENDMENT: CONSERVATION ELEMENT

I. AGRICULTURAL PRESERVATION

1. General

One of the most significant resources in the Vista Planning Area is the semi-rural atmosphere. This semi-rural atmosphere is created by a balance of urban development, natural features, and agricultural activity.

Because of its impact on the the desirability of the community, the preservation of agricultural activity must be considered a primary goal.

However; the City of Vista recognizes and realizes that past efforts by other governmental agencies to force compliance by police powers (such as zoning) have basically failed to accomplish its purpose. Therefore: the City of Vista expresses clearly that it intends to accomplish the preservation of agricultural resources through willing compliance on the part of affected parties. The role of the City will be to provide incentives and bonuses when the objective is satisfied. Only in this manner, will the community retain its balance including preservation of agriculture.

2. Areas of Significance

The Vista community has areas of identified agricultural resources. These are shown on Exhibit "F" of the Conservation Element Map. Of these general areas, only two appear to have a prospect of continued agricultural pursuit.

A. The first area is in the southern portion of the Vista area. Because of the coastal influence, and a relative frost free suitable soil, row crop production is viable.

The obstacles to agricultural preservation are:

- 1) Portions of the territory are in an approved Specific Plan for industrial park use;
- 2) Portions of the territory contain natural open space resources including endangered species;

- 3) A portion of the territory is in a planned residential Specific Plan.
- B. The second area is in the north central portion of the City generally known as "Strawberry Hill".
- Obstacles to agricultural preservation are:
- a) Approved county tentative subdivision maps;
 - b) The location adjacent to urbanized City of Vista along a planned arterial street (East Vista Way).

3. General Community Agricultural Policies

- a. The concept of the right to farm should be recognized.
- b. The City Council should adopt resolutions or send letters of support for legislation proposed by other agencies that would:
 - (i) Provide tax incentives or other economic incentives for agricultural land use;
 - (ii) Provide lower water or power rates for agricultural endeavors;
 - (iii) Make reclaimed water more readily available and feasible for agricultural use by eliminating unreasonable standards;
 - (iv) Make public lands in the Sphere of Influence available for agricultural leaseholds.
- c. The City should adopt a "Greenhouse" policy that would make the City of Vista competitive with surrounding jurisdictions, including the County, without jeopardizing public safety.
- d. In community development projects, the City should consider:
 - (i) The establishment of gardens or groves in open space "Green Belt" areas of projects as an alternative amenity to natural open or passive recreational facilities;
 - (ii) Encouraging the use of shrubs and/or trees in landscape areas that produce an edible product.
- e. The City should continue to encourage family gardens, and/or groves in the lower density residential areas when so depicted on the General Plan.
- f. The City should make its public lands available for community garden projects, in undeveloped parks or other public vacant land when no development is projected in the Capital Improvement Program. In this manner, agricultural resources and amenities can be utilized until the public use for other planned purposes is necessary. The City should, especially, consider

making these "garden plots" available to volunteer senior citizen labor, allowing them to keep the products for their use.

- g. The City of Vista should communicate clearly and show by example that there will be no development penalties levied towards any person utilizing their property as interim agriculture.
- h. The City of Vista in approving projects, such as Specific Plans and Subdivisions, should include standard provisions that specify that interim agricultural uses are encouraged and permitted.
- i. In considering development projects involving areas containing agricultural resources, the City should negotiate a density transfer or development bonuses that equitably increases building entitlement as a trade off for allowing a portion of the land to be placed in Agricultural Open Space. This open space will be land determined to be suitable for agriculture and appropriately buffered to prevent conflict in land use. Agricultural Open Space should be administered by a conservancy or other appropriate organization created to administer the preserved areas.

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